



PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

Tel: 706-485-2776 ♦ 706-485-0552 fax ♦ www.putnamcountyga.us

Minutes

Thursday, April 3, 2025 ♦ 6:30 pm

Opening

1. Call to Order

Chairman Charles Gray called the meeting to order at 6:30 pm.

2. Attendance

Zoning Coordinator Angela Waldroup called the Attendance.

Present: Member William Rainey Jr., Member Harold Jones, Member Shad Atkinson,
Chairman Charles Gray

Absent: Member David Erickson

Staff: Attorney Adam Nelson, Director Lisa Jackson, Assistant Director Courtney Andrews,
Zoning Coordinator Angela Waldroup

3. Rules of Procedures

Chairman Charles Gray read the Rules of Procedures.

Minutes

4. Approval of Minutes- 3-6-25

Motion: **Member Jones** made the motion to approve the 3-6-25 minutes

Second: **Member Atkinson**

Voting Yea: **Member Jones, Member Atkinson, Chairman Gray**

The motion was approved by a vote of 3.

Requests

5. Request by **Larry Harris, agent for Rise and Shine Development Group LLC**, to rezone 3 acres at 628 Dennis Station Road from AG to R-2 [**Map 082, Parcel 013, District 4**]. *
Mr. Larry Harris represented this request.

Mr. Harris stated that he is part of the Rise and Shine Development Group. The Rise and Shine Development Group owns 97 acres in the area. They have 3 acres that were cut out and they would like to rezone it. They plan to subdivide the property and refurbish one of the existing homes and build 2 more homes.

Chairman Gray stated that he saw did not see a plot plan of how he planned to subdivide 3 1-acre lots.

Mr. Harris responded that he was in the process of getting it done and had already contacted a surveyor to divide the property into 3 equal lots.

Chairman Gray stated that the letter of intent mentioned that there are 2 houses on the property but there are 3 homes, and one which is on the ground.

Mr. Harris clarified that the house that is dilapidated is considered more of a shack, but they are going to demo it.

Chairman Gray asked **Mr. Harris** if he sees an issue with the powerline easement running through the property.

Mr. Harris said that he sees a lot of issues with the gas lines and power lines running through the property but not with what they planned to do long term. They could make it work.

No one spoke in opposition of this request.

Staff recommendation was for approval to rezone 3 acres at 628 Dennis Station Road from AG to R-2. [Map 082, Parcel 013, District 4]. * with the following condition:

- 1. This rezoning approval shall be conditioned upon the resurveying and recordation in the Superior Court of Putnam County of an accurate plat within 60 days of the approval by the board of commissioners. A copy of the recorded plat shall be filed with the planning and development department director. Failure to file a plat pursuant to this subsection shall have the effect of invalidating the rezoning action as stated in Section 66-165(e)(3) of the Putnam County Code of Ordinances.**

Motion: **Member Atkinson** made the motion to approve the request to rezone 3 acres at 628 Dennis Station Road from AG to R-2. [Map 082, Parce 013, District 4]. * with the following condition:

1. This rezoning approval shall be conditioned upon the resurveying and recordation in the Superior Court of Putnam County of an accurate plat within 60 days of the approval by the board of commissioners. A copy of the recorded plat shall be filed with the planning and development director. Failure to file a plat pursuant to this subsection shall have the effect of invalidating the rezoning action stated in Section 66-165(e)(3) of the Putnam County Code of Ordinances.

Second: **Member Jones**

Voting Yea: **Member Jones, Member Atkinson, Chairman Gray**

The motion was approved by a vote of 3.

New Business

None

Adjournment

Motion: **Member Atkinson** made a motion to adjourn the meeting

Second: **Member Jones**

Voting Yea: **Member Rainey Jr., Member Jones, Member Atkinson, Chairman Gray**

The motion was approved by a vote of 4.

Meeting adjourned at approximately 6:40 pm

Attest:

Lisa Jackson
Director

Charles Gray
Chairman